

SPECIAL WARRANTY DEED

THIS DEED is dated August 2nd, 2018, and is made between Roberto Gonzalez Moreno (whether one, or more than one), the "Grantor", of the country of Mexico and BC25 LLC, a Delaware limited liability company (whether one, or more than one), the "Grantee," whose legal address is 310 Carpatos Lomas de Chapultepec D.F. 11000, Mexico, Country of Mexico.

WITNESS, that the Grantor, for and in consideration of the sum of Ten DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado, described as follows:

Lot 20, Tract I, Beaver Creek Subdivision, Fourth Filing, According to the Map
Recorded July 1, 1980 in Book 304 at Page 875, County of Eagle, State of Colorado.

Also known by street and number as: Lot 20, Tract I, Beaver Creek Subdivision #4 or 25 S Fairway Drive, Beaver Creek, Colorado

Assessor's Parcel Number: R011562

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley, or other right-of-way that adjoins the real property*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: none; or the following matters: None

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Roberto Gonzalez Moreno
Roberto Gonzalez Moreno

STATE OF COLORADO)
County of Eagle) ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 2018, by Roberto Gonzalez Moreno.

Witness my hand and official seal.
My commission expires:

KYRA R. PENO
Notary Public
State of Colorado
Notary ID # 20174040087
My Commission Expires 09-27-2021

Kyra R. Peno
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)